

Sunnyvale Carwash & Shell
905 E. El Camino, Sunnyvale
PROPOSED EXPANSION

To Whom It May Concern:

Thank you in advance for your consideration of the proposed expansion of the carwash located at 905 E. El Camino Blvd. My name is Steve Spunt and I am currently in escrow on the above referenced property. The purpose of this submission is to obtain feedback from the city of Sunnyvale to determine if my proposals are acceptable. This feedback will determine if I should move ahead with the project or if the current structure should remain. It is my feeling that the proposed gift boutique building will be a very attractive addition to the corner. It also appears that this area needs a high quality carwash. The only other available carwash is an older friction wash. Newer upscale vehicles and their paint finishes benefit greatly from a milder hand wash. Also, considering that the use of the property will remain the same, there will be no negative impact to the surrounding area.

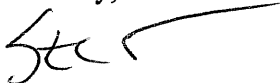
The purpose of this proposed expansion is to provide an upscale hand carwash and gift boutique which would appeal to the consumer population in Sunnyvale and the surrounding areas. This proposal is to add approximately 1400 square feet to the existing carwash structure. This area will be used for a gift boutique as well as a climate controlled indoor waiting area. The carwash will continue to be partially mechanized, however, most of the mechanical equipment will be removed allowing for an upscale 100% hand wash. Hours of operation for the carwash will be 7:00 a.m. until dusk in the winter and 7:00 a.m. to 7:00 p.m. in the summer. Gas sales will continue to be from 6:00 a.m. to 12:00 a.m.

I have owned and operated many carwashes with associated gift boutiques. I find the combination of indoor waiting, the ability to watch television (such as news programs and sporting events) and the opportunity of using available massage chairs is very appealing to the upscale carwash customer. The gift boutique will appeal to customers who wish to browse while they wait for their vehicle. Items for sale in the gift boutique will include auto accessories, air fresheners, relaxation tapes and cd's, sunglasses, picture frames, candles, greeting cards and other gift items. A vending contract will also be obtained to provide soda and snacks.

The overall layout of the site will remain the same with the gas canopy and the carwash remaining where they are currently located. The building will be a nice addition to a corner in need of redevelopment. The mission style architecture will be consistent with other new projects on the important El Camino corridor.

Thank you for your consideration of my proposal. If you have any questions before our meeting, please do not hesitate to contact me at 949-842-5645.

Sincerely,



Steven C. Spunt